

# HOUSE . . . . . No. 1909

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By Ms. Malia of Boston, petition of Thomas M. Menino and others relative to the responsibility of landlords for the installation of batteries in smoke detectors in certain multi-family residential buildings. Public Safety and Homeland Security.

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## The Commonwealth of Massachusetts

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### PETITION OF:

Thomas M. Menino  
Elizabeth A. Malia

Jarrett T. Barrios  
Michael F. Rush

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In the Year Two Thousand and Five.

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### AN ACT RELATIVE TO SMOKE DETECTOR RESPONSIBILITY CLARIFICATION.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

- 1 Section 26 of Chapter 148 of the General Laws, as appearing in  
2 the 2000 Official Edition, shall be amended at the end thereof by  
3 adding a new subsection:—  
4 “Section 26J. For all residential buildings containing 6 or more  
5 units the landlord is responsible for providing the tenant with a  
6 new battery for the smoke detector(s) located inside said units  
7 whenever the smoke detector requires a battery, at the beginning  
8 of a lease and annually thereafter. The landlord shall test the oper-  
9 ation of the smoke detector at this time. The tenant is responsible  
10 for maintaining the smoke detector at other times including  
11 monthly testing. If the tenant notifies the landlord in writing of  
12 any problems with the smoke detector the landlord must address  
13 the identified problems within a reasonable time.  
14 At the beginning of a lease, each tenant must be provided with  
15 information describing the fire protection systems in the building  
16 as well as the evacuation plan for the building.”